

Winston County Plattsburg Back 40
Plattsburg Roa
Noxapater, MS 39346

\$68,000
40± Acres
Winston County



Winston County Plattsburg Back 40
Noxapater, MS / Winston County

SUMMARY

Address

Plattsburg Roa

City, State Zip

Noxapater, MS 39346

County

Winston County

Type

Hunting Land, Farms, Recreational Land, Timberland

Latitude / Longitude

32.964978 / -89.202545

Taxes (Annually)

111

Acreage

40

Price

\$68,000

Property Website

<https://www.mossyoakproperties.com/property/winston-county-plattsburg-back-40-winston-mississippi/53914/>



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PROPERTY DESCRIPTION

Looking for that perfect hunting, timber, recreational tract?? Here it is!! 40 +/- acres located in rural Winston County, MS just off of HWY 25 along Plattsburg Road. Location is key to this piece of real estate. Only 15 minutes to Louisville, 45 minutes to Starkville, 20 minutes to Philadelphia, and around 75 minutes to Jackson. Easily traversable deeded access road already taken care of for your immediate convenience. Don't sleep on this opportunity because this place is priced right, and ready to move! Upon entering the property you will notice mixed timber throughout, and ready for harvesting. Instant return on investment if you're looking for a timber tract. However, if hunting is what you're after, this property is for you as well. Deer and turkey sign on nearly every inch; Which is not a surprise when you see the seclusion and cover it provides. This place will not last long for several reason: location, price, and mixed-use just to name a few. Get up with me ASAP, and let us take a look!!

Dustin Pope, Certified Land Specialist

Licensed in MS

Office: [662-495-1121](tel:662-495-1121)

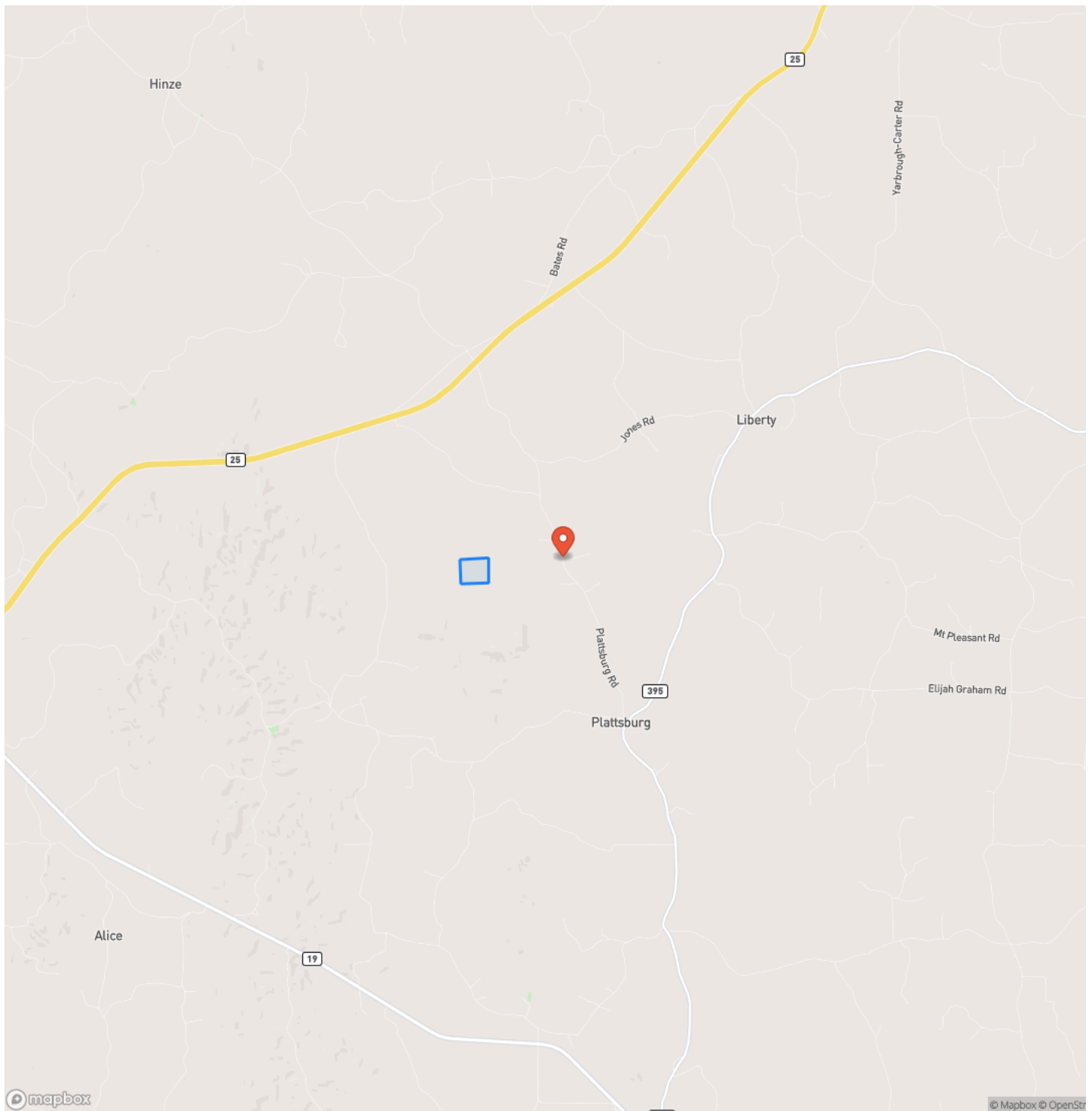
Cell: [601-575-5566](tel:601-575-5566)

Email: dpope@mossyoakproperties.com

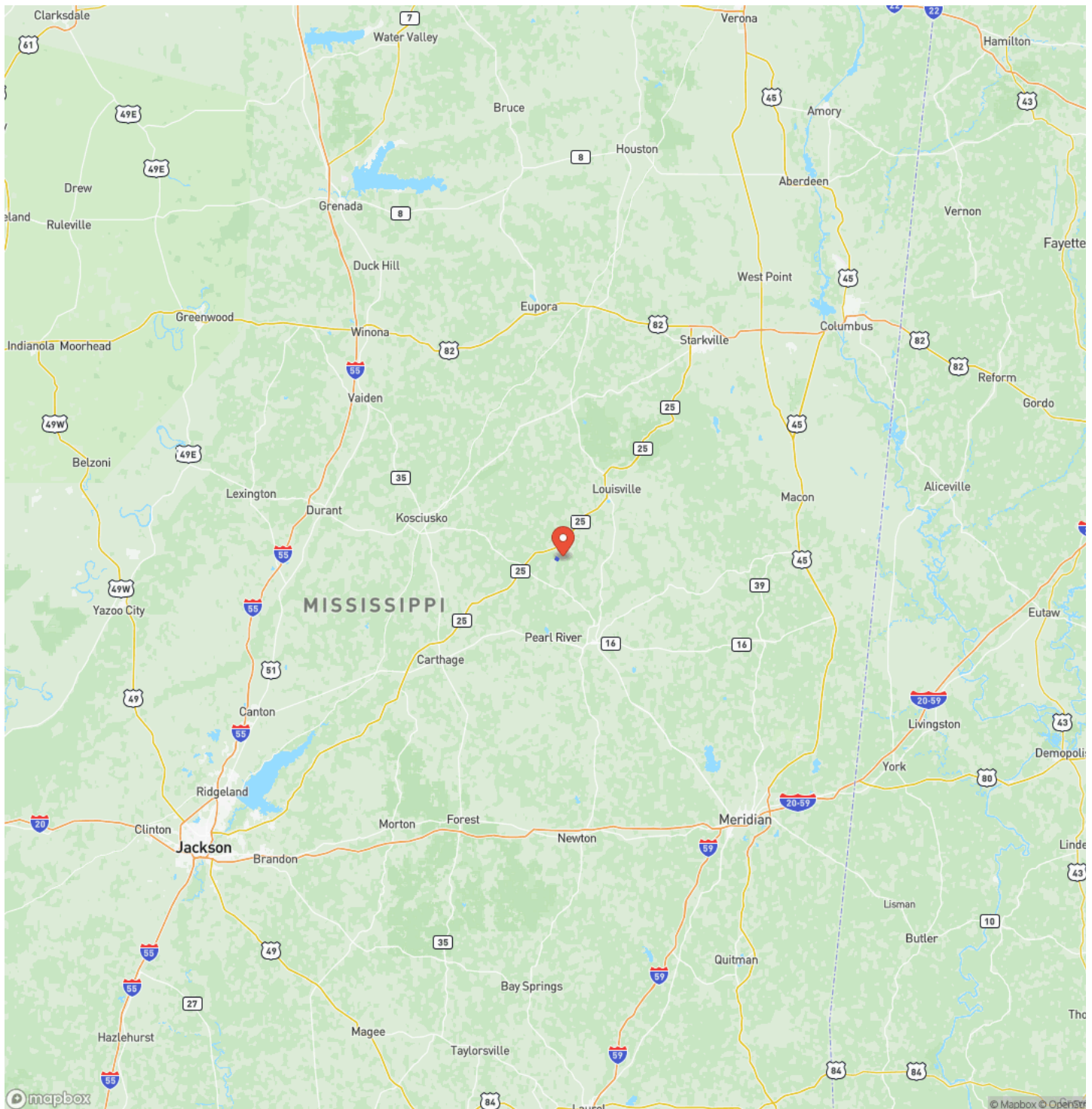
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Noxapater, MS / Winston County



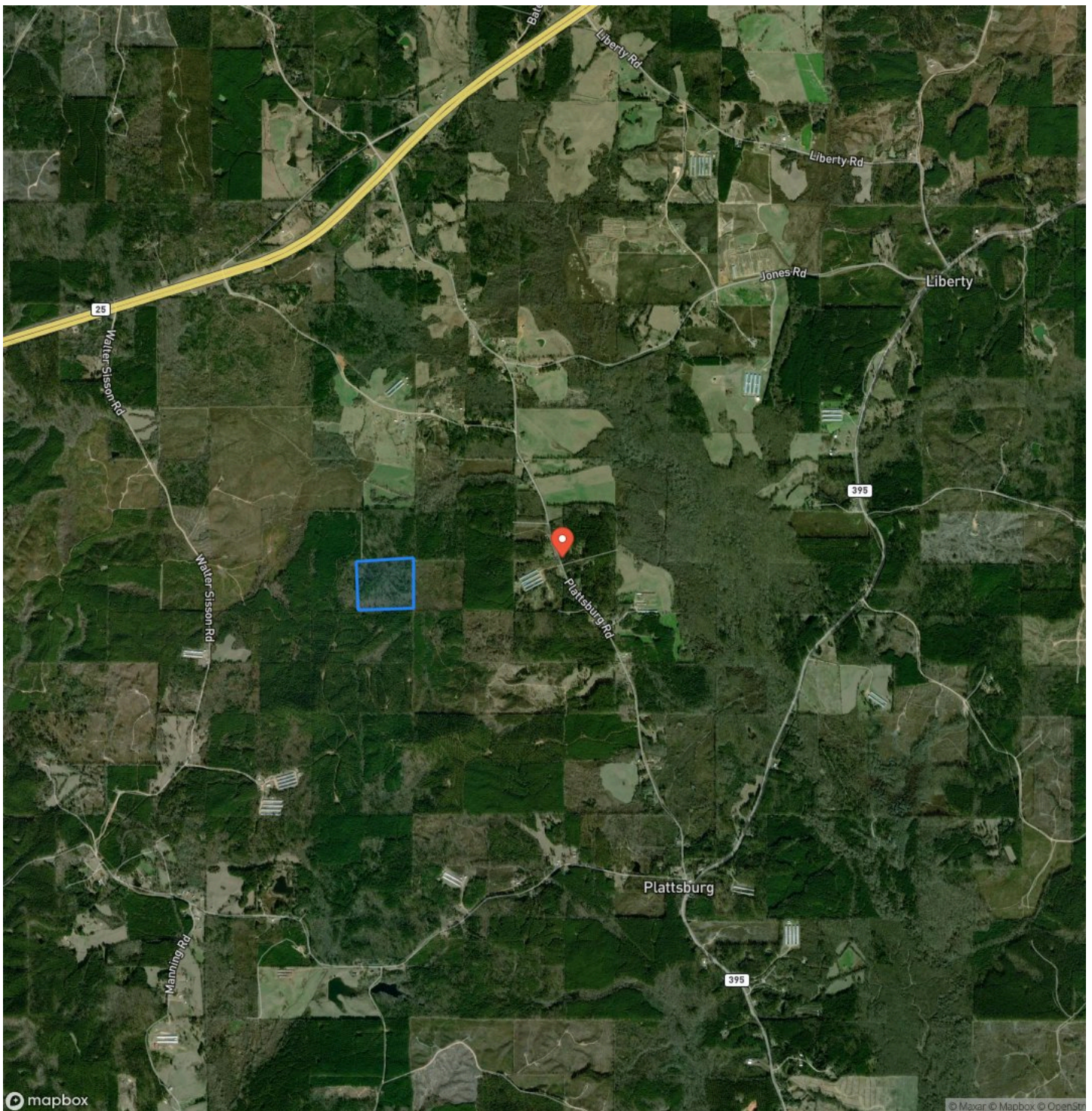
Locator Map



Locator Map



Satellite Map



Winston County Plattsburg Back 40
Noxapater, MS / Winston County

LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

Madison, MS 39051

NOTES

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This image shows a full page of blank, lined paper. It features approximately 20 evenly spaced horizontal grey lines across its entire width, providing a template for writing or drawing. The margins are consistent on all sides.



MossyOakProperties.com

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Mossy Oak Properties Bottomland Real Estate

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